Stuart City Commission
August 24th, 2020

Land Development Code Amendment
Ordinance 2448-2020

Planned Unit Development Amenity Criteria

Ordinance 2448-2020

AN ORDINANCE OF THE CITY OF STUART, FLORIDA, ADDING A NEW SECTION 2.07.00.J. ENTITLED "PLANNED UNIT DEVELOPMENT (PUD) AMENITY CRITERIA" TO CHAPTER II ENTITLED “ZONING DISTRICTS USES ALLOWED, DENSITY, INTENSITY” TO ADD A METHODOLOGY FOR ATTRIBUTING QUALIFYING AMENITY CRITERIA IN RESPECT OF CONSIDERATION OF APPLICATIONS FOR PLANNED UNIT DEVELOPMENT; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Definition

PUD Amenity: A feature or facility that is added to a PUD development project that enhances the project beyond the standards that are required under the City's zoning regulations.

Criteria

Points	Amenity	Standards
5	Attainable Housing units	An option to provide attainable housing. The three options of attainability are: • 5 percent of residential units within the development are rented or sold at a cost that is attainable with incomes within or less than the City's defined Very Low-Income category. • 7 percent of residential units within the development are rented or sold at a cost that is attainable with incomes within or less than the City's defined Low-Income category. • 10 percent of residential units within the development are rented or sold at a cost that is attainable with incomes within or less than the City's defined Workforce Income category.
5	Job Creation	Create at minimum 5 new jobs, new jobs are those which are not existing jobs or those that are relocated from an existing use within the City

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Criteria

Points	Amenity	Standards
5	Wetlands	Provide an average of 75ft of wetland buffer.
5	Land Donation	A donation of land or property to the City that contributes to public infrastructure including, but not limited to, sidewalks, parks, multi-modal infrastructure, conservation and preserve areas.
4	Emergency Generator	Provide for the installation and operation of an emergency generator not otherwise required by code that is sufficient to maintain a minimum level of operation at a location within the development during an emergency.
4	Stormwater Retention or Detention	Provide a 5% increase in stormwater capacity on the development site.

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Criteria

Points	Amenity	Standards
4	Stormwater treatment	Provide an 85% removal of Nitrate and Phosphate loading in stormwater through incorporation of Bio-swales, vegetative mats and/or other innovative stormwater treatment systems.
4	Public open space	Contiguous ground level outdoor open space that is greater than 10% of the amount of open space required by code. The space shall incorporate the opportunity for members of the public to interact with the natural habitat using walkways, benches, or other mechanisms.
4	Utilization of a renewable energy source	Use of a photovoltaic or solar thermal system for at least 50 percent of the annual energy demand in new and existing buildings. The applicant must demonstrate that the quantity of energy generated by the renewable energy system meets the required percentage through a whole building energy simulation.

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Criteria

Points	Amenity	Standards
3	Shade Trees	Provide for greater than 30% of tree canopy coverage on site.
3	Green Roof	Installation of an integrated green roof system that covers a minimum of 50 percent of the total roof area proposed for the development.
3	Community Garden	Permanent and viable growing space in the form of a garden, which provides fencing, watering systems, soil, secured storage spaces for tools, solar access, and pedestrian access as applicable. The facility shall be designed to be architecturally compatible with the development to minimize the visibility of mechanical equipment.
3	Public recreation area	An active, safe, and secure outdoor recreation area open and visible to the public that includes equipment or natural features suitable for recreational use.

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Points	Amenity	Standards
3	Public plaza	Plazas shall be open to the public during daylight hours and provide opportunities for the public to interact with the space using outdoor furniture, art, or other mechanisms.
3	Public Eco Art	The art shall be maintained in good order for the life of the principal structure. The art shall be located where it is highly visible to the public. (in addition to any required CRA art contribution).
3	Creation or preservation of significant/historic architecture	Creation, preservation, rehabilitation, or restoration of historic buildings or significant architectural features as a part of the development.
2	Enhanced bicycle and pedestrian facilities	Eligible facilities may include a combination of the following: wayfinding signs, shaded walkway and other amenities that increase the convenience and encourage the use of public walkways and bikeways beyond what is otherwise required.

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Criteria

Points	Amenity	Standards
2	Enhanced Multi modal facilities	Eligible facilities (on or off-site) may include the following: transit shelter and seating area and other amenities, that increase the convenience and encourage the use of public transportation systems beyond what is otherwise required.
2	Electric Vehicle Charging	Install a minimum of two level 2 electric vehicle (EV) charging stations accessible to residents, visitors and/or employees.
1	Water feature publicly usable	A water feature, including but not limited to, a reflecting pond, a children's play feature, or a fountain located where it is highly visible and accessible to the public.
1	Shared vehicle or bicycle facilities	Accommodation for shared vehicles or shared bicycles on site. The shared service provider must be committed in writing to the use of the space in order to be eligible

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Recommendation

Staff recommend approval at Second Reading.